



GRASSROOTS
REALTY GROUP

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**64 Ambledale Crescent NW
Calgary, Alberta**

MLS # A2338727



\$839,958

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,434 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: n/a

This impressive brand new floorplan was designed for flexibility, family, and entertaining. The open-to-below great room with added windows and electric fireplace creates a bright gathering space, while the main floor bedroom and full bath are perfect for guests, parents, or a private office. The executive kitchen features built-in stainless steel appliances, gas cooktop, cabinet chimney hood fan, pull-out waste bin, plus a spice kitchen with gas range, pantry shelving, and pocket French door for effortless hosting. Upstairs, the vaulted bonus room is ideal for movie nights or play space. The 5-piece ensuite offers a soaker tub and fully tiled shower with bench and niche. Includes side entrance, basement rough-ins for potential future development, 9' basement, BBQ gas line, LVP main floor, quartz counters, maple railing, and black hardware. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.